

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**July 26, 2005**  
**7:30 P.M.**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthill.ca.gov](http://www.pleasanthill.ca.gov) (925) 671-5209

<b>CHAIR: ROBERT ABBOTT      MEMBERS: LOLA FELLINGER, JIM GIBLIN, KEN LOMBARDI, DAVID C. MASCARO, ALEX MCKINDRA, STEVE WALLACE</b>
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. **An estimated time allotment for each public hearing item is indicated in italics.**

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STAFF INTRODUCTIONS**

**PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

**APPROVAL OF MINUTES**

[July 12, 2005](#)

## **PUBLIC HEARING ITEM**

1. [SCHOOLYARD REDEVELOPMENT PROJECT AREA PLAN AMENDMENT](#)  
(30 minutes)

The Redevelopment Agency requests the determination of the Planning Commission that the proposed amendment to the Schoolyard Redevelopment Project Area Plan conforms with the City's General Plan to extend the authority of the Agency to acquire property by eminent domain.

The State Community Redevelopment Law (CRL) provides that any proposed Redevelopment Plan Amendment must be brought to the Planning Commission for its report and recommendations regarding the conformance of the proposed amendment with the community's General Plan. State and local procedures established pursuant to the California Environmental Quality Act (CEQA) also require that the Planning Commission consider the proposed CEQA determination regarding the project.

[Attachment A: Agency Resolution](#)

[Attachment B: Negative Declaration and Initial Study](#)

[Attachment C: Comments on Negative Declaration](#)

[Attachment D: Proposed Planning Commission Resolution](#)

## **DISCUSSION ITEMS**

1. [JEWEL LANE AND KATIE COURT HOMES STUDY SESSION](#)

Staff will conduct a study session for the development of residential units at Jewel Lane and Katie Court.

[Location Map](#)

[Proposed Site Plans and Elevations](#)

2. [REVIEW OF PENDING PLANNING DIVISION APPLICATIONS](#)

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

3. [REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON AUGUST 9, 2005](#)

The next regular meeting of the Planning Commission will be on Tuesday, August 9, 2005. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

**COMMISSIONER COMMENTS AND ANNOUNCEMENTS**

Cancel the August 9, 2005 meeting and adjourn to a meeting of the Planning Commission on August 23, 2005, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.